

Identification of the Area

Name or Designation:

Area Name: 45 - West Seattle

Boundaries:

North Boundary – Alki Ave. S.W.

West Boundary – Puget Sound

East Boundary – Olson Pl. S.W. / West Marginal Wy. (Excluding properties fronting on W. Marginal Wy.)

South Boundary – S.W. Roxbury St.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 45 includes the neighborhoods of Alki, Beach Dr., Harbor Ave. S.W., California Ave. S.W. and the 3 junctions (Admiral, Alaska, and Morgan Street), 35th Ave. S.W., the Delridge corridor, and northernmost White Center (the area north of S.W. Roxbury St. along 16th Ave. S.W. and Delridge Wy S.W.). While Alki and Harbor Avenues SW continue to be major areas of development, primarily in the condominium market, there has been development elsewhere. Along Avalon Way NW and several locations along California Avenue SW there is ongoing condominium and apartment development. In the Admiral Junction, the new Admiral Heights, a 76 unit assisted living/retail mixed use building at 2326 California Ave SW has been completed. There is also a new mixed retail-office/apartment project just north of the Admiral Theatre. In the older retail core area of the California/Alaska Junction there is the new Arts West Playhouse & Gallery which is a renovation of an older retail building in the West Seattle Junction. This promises to enhance the ambience of this local business district bringing increased foot traffic to the main junction area. Previous construction in area 45 includes the addition of the extensively remodeled Admiral Thriftway, the West Seattle Thriftway in the Morgan Street junction, and the renovated Starbucks/Windermere Building also in the Morgan Street Junction.

Area 45/05

This area is the North Delridge and North 35th Avenue SW neighborhood. It encompasses those commercial parcels located west of W. Marginal Way SW, south of SW Alaska Street, east of 35th Avenue SW, and north of SW Webster Street and the K-Mart Plaza. It includes the High Point low income housing. The first phase of the redevelopment of High Point into a mixed income development has begun. This will include a new library. Other recent development includes the Brandon Court Condominiums and the adjacent public library/condominium project. This area was inspected during the 2001 revalue.

Area 45/10

This area is the Admiral Junction neighborhood. It includes the commercial parcels on California Avenue SW from SW Atlantic Street in the north to SW Stevens Street on the south, and the parcels located east and west of the junction on Admiral Way within a two block radius. This area has seen considerable new development of mid to high end apartment and condominium complexes in recent years. Just to the west of the renovated Admiral Thriftway is a new Bartell's Drugstore. Recently, West Seattle High School has reopened after a complete renovation, and the West Seattle Library is now undergoing upgrades and a remodel. Limited parking in the retail area of the Admiral Junction remains a concern. This area was physically inspected for the 2003 revalue.

Area 45/15

This area encompasses White Center (north of SW Roxbury St.), and those commercial parcels along Delridge Way SW from SW Roxbury St. north to SW Webster and SW Orchard St., and all geographic commercial parcels along SW Trenton, SW Henderson, and SW Barton Streets. The area boundaries are: to the south, SW Roxbury St.; to the east, Highland Pk.Wy. to SW Thistle, then Meyers Way S. to SW Roxbury St.; to the north, SW Orchard St.; and to the west, 35th Ave SW from SW Webster St. to SW Roxbury St. Area 45/15 was inspected for the 2001 revalue. This area encompasses the Westwood Shopping Center and neighborhood, and the White Center neighborhood north of SW Roxbury Street. Recent development includes the new Walgreens Drugs on Roxbury Street and the new West Seattle Precinct Station. The area was inspected for the 2001 revalue.

Area 45/20

This area is comprised largely of those parcels along Alki Ave. SW, Harbor Ave SW, and Beach Drive SW. Condominium development continues in this area. Also, the Alki Market has been demolished and is currently being rebuilt. Area 45/20 was inspected for the 2001 revalue.

Area 45/25

This area encompasses the Alaska Junction (the main California Ave. junction, and the primary business heart of West Seattle). This area is bordered by S.W. Andover St. to the north, 51st Ave. S.W. to the west, S.W. Brandon St. to the south, and 41st Ave. S.W. to the east. This is the predominant West Seattle commercial/retail area. It has a community business atmosphere which competes with the strip center, major shopping mall, retail warehouse, and car dominated retail environment. The 'West Seattle Junction' or simply 'the Junction', as this area is locally known, is striving to maintain a pedestrian and community ambiance. In the 1980's the local merchants provided four free parking lots (a 3 hour limit) for customers, and in 1996 they persuaded city officials to remove the parking meters for a more customer friendly atmosphere. For the most part, the rental spaces that are leased are of an original nature, more on the order of 'mom-and-pop' businesses not representing major retail chains. The alignment and future construction of the Monorail Green Line and the location of stations will impact much of West Seattle, but particularly the "Junction Neighborhood." Area 45/25 was physically inspected for the current 2002 revalue.

Area 45/30

This area encompasses those parcels contained within area 45 that are not in economic neighborhoods 5, 10, 15, 20, 25, 35, and 40. This is largely a collection of commercial parcels for the most part lying outside of main neighborhoods. Area 45/30 was physically inspected for the 2000 revalue.

Area 45/35

This area comprises those commercial parcels located on or in proximity to California Avenue SW that are not located in the Admiral Junction neighborhood (Area 45/10) and the Alaska Junction neighborhood (Area 45/25). The northern portion lies between SW Stevens Street on the north, and SW Andover Street on the south. The southern portion lies between SW Brandon Street on the north and SW Webster Street on the south. It includes the Morgan Street Junction. This area was physically inspected for the 2003 revalue.

Area 45/40

This is the West Seattle Bridge and Avalon/Fauntleroy neighborhoods. It extends north to the West Seattle Bridge, west to 41st Avenue SW and the Alaska Junction area. On the south it extends to SW Brandon Street, and east to 27th and 16th Avenues SW. The western portion of this area has auto dealerships, a lumber company, and a mix of mostly older commercial uses. The eastern portion has several large office complexes in the Andover/Delridge area, and mid-rise apartment and condominium development along SW Avalon Way. This area was physically inspected for the 2001 and the 2002 revalue.

Physical Inspection Identification: Economic Neighborhoods 45/10 and 45/35 were physically inspected for the 2003 assessment year.

Preliminary Ratio Analysis

A preliminary Ratio Study was completed just prior to the application of the 2003 recommended values. This study benchmarks the current assessment level using 2002 posted values. The study showed an Assessment level of 91% for the Weighted Mean Ratio, a COV at 12.37 % and a COD at 10.24 % which are all within the acceptable IAAO guidelines. These measures all improved after application of the 2002 recommended values. The results are included in the validation section of this report, The PRD stayed at 1.01 while the Assessment level for the Weighted Mean Ratio improved to 95.5%, the COV improved to 10.53 %, and the COD improved to 8.16%.

Scope of Data

Land Value Data:

Forty three land sales from 5/1999 through 7/2002 (and one 1995 waterfront sale) were initially included in the land value analysis (see Area 45 Vacant Land Sale Analysis below). There were only four 2002 land sales included in the analysis. Two of the sales were single family residences on Alki Avenue and coded as teardowns. These properties will be demolished for a planned 6-story multi-family building. Market data in this area (45-20) supports an increase in assessed value of the view properties and waterfront properties along Alki Avenue and Beach Drive. In the other West Seattle sub-areas, only minor or no changes were made from the previous 2002 assessment year land values.

Improved Parcel Total Value Data:

A total of 34 improved sales from 1/11/2000 to 1/22/2003 were used to establish a market relationship for similar properties that were not sold. Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified, if possible, by contacting either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales, if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Improved Sales Used" and "Improved Sales Not Used" sections of this report. Additional information resides in the

Assessor's procedure manual located in the Public Information area of the King County Administration Building.

Land Value

Land Sales, Analysis, Conclusions

There were a total of forty three vacant land sales from 5/99 through 7/02 that were considered to be "arm's-length" transactions and used in the land valuation analysis. In addition, a 1995 waterfront parcel sale was considered due to the limited number of transactions of this property type.

West Seattle continues to experience demand for multi-family housing. This development continues to thrive in many forms including apartments, mixed-use residential and condominium development. Over the past few years, many "tear-down" sales have occurred with properties that have either been demolished making way for new development or properties waiting for demolition while developers wait for project approval or speculate on the future market. In recent years, this type of demand has been evident in almost every zone classification represented in West Seattle; however in 2002 there have been fewer sales of land sites for multi-family and mixed use development throughout all of the West Seattle neighborhoods. The current recession has resulted in higher level of apartment vacancies. Developers appear to be stepping back from land purchases.

The land sale analysis indicated differences in land value based on zone classification, location and property size in most instances. Sales were first analyzed by zone classification. Differences in location, time of sale, parcel size, and topography were then recognized and considered when establishing the land valuation schedule.

Area 45 is a diverse area with a mix of commercially improved properties located on residentially zoned parcels, low-density and low-rise multi-family zone classifications to high-density commercial, neighborhood commercial and mixed-use zone classifications as well as a few light-industrial zoned parcels. This diversity is also seen in the various amenities enjoyed from beach frontage along Alki Avenue, downtown Seattle views, Olympic Mountain views, Mt. Rainier, and Port of Seattle Terminal views, to non-view interior low-end value properties and public subsidized housing. As such, this diversity reflects itself with a wide range of land values, from a low of \$4.00 to a high of \$105 per sq. ft. of land area.

Most zone classifications had sale representation, however, in instances when there were no sales or limited sale representation, appraiser judgment was used in arriving at the "benchmark" price. The assessor has relied on sales of similarly zoned, (both higher and lower density), as a bracket for the upper and lower end of the indicated value

The following is a list of vacant land sales used in the Vacant Land Sale Analysis for Area 45 that were considered in arriving at the recommended land values for the 2003 assessment year. Subsequently, a list of vacant sales not used that are considered not reflective of market value are included in the following section.

Vacant sales used

Area	Nbhd.	Major	Minor	Land SF	E #	Sale Price	Date	SP/Ld. SF	Property Name	Zone	Par. Ct.	Ver. Code	1/4 sect.	Location	Remarks
045	035	149330	0030	5,850	1818476	\$270,000	5/15/01	\$46.15	CASTILLOS SALON & SFR	L3/RC	1	2	NW 14	3000 blk Calif	imps to be torn-down for new Multi-fam..
045	015	085900	0055	29,450	1710855	\$175,000	9/9/99	\$5.94	VAC LAND - SPLIT ZONING	L3/	1	2	NE 36	Westwood	diagonal to Westwood Center/Apts on other corners,lot split by alley, 1/2 lot zoned I-3 other 1/2 zoned RS7200
045	015	211470	0761	3,563	1717830	\$50,000	10/14/99	\$14.03	VACANT LAND	L2	1	2	SW 30	NE Westwood	heavy residential, fronts on Holden & 11th
045	005	327780	1530	12,480	1841152	\$200,000	9/12/01	\$16.03	VACANT LAND	NC2-40	2	2	NW 25	35th Av.-S of Morgan	below grade site for Seattle Food Bank
045	015	436570	0045	7,234	1685876	\$150,000	5/19/99	\$20.74	VACANT SITE	NC3-40	1	2	SE 36	Westwood	12 dwelling units planned
045	015	789980	0510	9,049	1695556	\$78,000	6/15/99	\$8.62	VACANT SITE	L2	1	2	SE 36	Westwood	triplex built on site, 8800 blk of Delridge Way
045	020	014800	0811	6,235	1736266	\$550,000	2/11/00	\$88.21	VACANT PUGET SOUND WATERFRONT	L2	1	2	SW 10	Alki beachfront	60 waterfront feet,adj.Alki beach, new SFR
045	040	095200	4494	5,750	1775926	\$251,563	9/11/00	\$43.75	VACANT/UNFIT	C-1-65	1	2	SE 14	w of Faunt. & 35th	vac.SFR torn-down-storage for Alki lumber
045	040	325940	0046	4,126	1711101	\$100,000	9/10/99	\$24.24	VACANT LOT	L2	1	2	NE 23	near Calif/Faunt junct	Blk off Faunt, narrow lot 36', multi-family neighborhood
045	040	325940	0046	4,126	1739545	\$110,000	3/1/00	\$26.66	VACANT LOT	L2	1	2	NE 23	near Calif/Faunt junct	Blk off Faunt,
045	025	390210	0270	11,700	1690963	\$725,000	6/4/99	\$61.97	CHINA REST/TEARDOWN	NC2 65	1	2	NW 23	s of Calif/Alaska junct	teardown, large mixed use bldg being built
045	025	762470	0110	13,500	1757649	\$830,000	6/1/00	\$61.48	2 CMML ZONED LOTS RES IMPROVED	NC2 65	2	2	NE 23	Calif,1.5 blk s of junct	2 SFR's torn-down, 6 story mixed use bldg being built
045	025	806350	0005	42,284	1756292	\$1,750,000	5/30/00	\$41.39	JONNY'S DINER - VACANT LAND SALE	NC2 65	1	2	NW 23	Calif, s of junct.	bldg torndown, sold with partial plans, no permits
045	040	244460	0260	6,750	1817098	\$74,000	4/25/01	\$10.96	VACANT LAND	C1-40	1	2	SE 13	n end of Delridge	site slopes down steeply to Delridge, access from south
045	040	244460	0285	5,130	1798904	\$58,000	1/29/01	\$11.31	VACANT LAND	C1-40	1	2	SE 13	n end of Delridge	site slopes down steeply to Delridge, access from south
045	030	719280	0075	29,000	1780484	\$650,000	10/5/00	\$22.41	BLDG VACANT/TEARDOWN	C1-40	1	2	NW 13	Harbor A near WS bridge	no value to imp.
045	030	762870	0300	4,120	1719239	\$40,000	10/13/99	\$9.71	VACANT LAND	C1-40	1	2	NW 13	Faunt/Avalon	small vacant lot
045	030	788150	0255	13,500	1698587	\$240,000	7/14/99	\$17.78	VACANT	C1-40	1	2	SE 13	n end of Delridge	corner of Delridge & Andover

Area	Nbhd.	Major	Minor	Land SF	E #	Sale Price	Date	SP/Ld. SF	Property Name	Zone	Par. Ct.	Ver. Code	1/4 sect.	Location	Remarks
045	040	935800	0300	91,800	1751008	\$850,000	4/24/00	\$9.26	VACANT - C.E.M.	IG2U/85	1	2	SW 13	Avalon/Delridge near bridge	site of West Seattle Athletic Club
045	040	935800	0605	5,100	1733958	\$175,000	1/27/00	\$34.31	4000 BLK OF	MR	2	2	SW 13	Avalon	2nd sale, 2 vac lots (includes 0610) Seattle view
045	005	177310	0270	4,800	1799488	\$81,500	1/19/01	\$16.98		L2	1	2	NE 24	Delridge s of Alaska	permit for 4-plex
045	035	280960	0015	4,993	1750474	\$220,000	4/25/00	\$44.06	LAUNDROMAT	L2/RC	1	2	NW 26	Calif/Faunt junction	s of Faunt junction, imp torn-down, 4-plex being built
045	030	762570	2610	4,400	1740108	\$145,000	3/3/00	\$32.95	VACANT LAND	L2	1	2	SE 23	E of Calif/Faunt junction	surrounded by resid on Fauntleroy curve
045	010	246190	0055	5,000	1711079	\$225,500	9/10/99	\$45.50	SFR	NC2-30	1	2	SE 23	1/2 blk e of Calif	Proposed mixed use apt. bldg, com area 45-10, <i>*RC sale</i>
045	035	386990	0045	5,938	1775338	\$217,500	9/5/00	\$36.62	DUPLEX	L3	1	2	NE 26	just s Faunt/Calif	small duplex-value in Id, <i>RC sale</i>
045	035	082600	0105	5,000	1725357	\$190,000	12/2/99	\$38.00	SFR	L3	1	2	NE 26	just n Faunt/Calif	small SFR-value in Id, slightly east & north of Faunt/Calif, <i>*RC sale</i>
045	010	637950	0185	4,945	1763331	\$220,000	7/3/00	\$44.48	SFR TEAR-DOWN	L2	1	2	SW 11	Admiral/Calif neigh	SFR demolished for 2 townhouse bldgs, <i>*RC sale</i>
045	015	088000	0195	15,351	1841791	\$234,000	9/6/01	\$15.24	SFR TEAR-DOWN	L2	1	2	NE 36	South Delridge	SFR tear-down, area- 45-15, <i>*RC sale</i>
045	025	095200	5930	5,750	1808638	\$250,400	3/27/01	\$43.55	VACANT LAND	NC2-40	1	51	SE 14	1 blk e of Calif	purchased by church adj.north, now gravel pkg lot, s of Genessee, <i>*RC sale not in ratio study</i>
045	040	095200	8285	18,300	1861353	\$1,030,000	12/20/01	\$56.29	DEMO -2 SITES	C1-65	2	2	SE 14	35th -S of Alaska	planned 76 unit with retail, displaced dentist & vac ware bldg, neg price \$300,000 over appraisal
045	020	015400	0030	4,095	1462813	\$315,000	12/19/95	\$76.92	VACANT PUGET SOUND WATERFRONT	LDT	1	2	SW 11	ALKI BEACHFRONT	35 waterfront feet, older sale
045	030	935800	1210	17,850	1695857	\$261,000	6/18/99	\$14.62	VAC LD ZONED MULTI-FAMILY	LDT	1	2	SW 11	south of W. Seattle bridge	0-lot line townhouses built - now Residential Responsibility <i>* RC sale</i>

Area	Nbhd.	Major	Minor	Land SF	E #	Sale Price	Date	SP/Ld. SF	Property Name	Zone	Par. Ct.	Ver. Code	1/4 sect.	Location	Remarks
045	015	252403	9047	498,241	1730299	\$2,200,000	12/16/99	\$4.42	VACANT LAND	L1	6	2	NW 25	Forest Lawn	Rolling topo,Cascade views, *RC sale
045	040	929730	0955	4,800	1721954	\$190,000	10/26/99	\$39.58	TEAR-DOWN	MR	1	2	SW 13	Avalon	20 unit apt. bldg, * RC sale
045	035	177310	1380	9,920	1736988	\$135,000	2/15/00	\$13.61	TEAR-DOWN	NC2-40	1	2	SE 24	Delridge/W Sea Golf Course	Public Library & 19 affordable units, *RC sale
045	020	075500	0015	4,500	1756820	\$530,000	6/1/00	\$117.78	TO BE DEMOLISHED	L-2	1	2	NW 15	Alki/Beach Dr	Excellent sound view, to be developed with multi-family, *RC sale
045	040	757920	0415	5,750	1739239	\$290,000	3/1/00	\$50.43	SFR TEAR-DOWN	NC3-65	1	51	NE 23	Alaska Junction area	was RC sale,now auto storage for car dealership across the street
045	040	132403	9019	434,293	1841407	\$1,300,000	9/11/01	\$2.99	GREENBELT	SF 7200	1	16	SE 13	Ridge east of Delridge	purchase by City of Seattle, single family zoned Id,
045	030	719280	0065	6,275	1894677	\$140,000	6/12/02	\$22.31	VACANT LAND	C1-40	1	2	NW 13	Harbor Av near WS bridge	1 of 2 adj properties purchased - buyer may dev or sell
045	035	149330	0030	5,850	1898611	\$270,000	7/16/02	\$49.57	VACANT LAND	L-3/RC	1	2	NW 14	Calif. Av N of Alaska Junction	imps prev torn-down, may be mixed use dev
045	020	386740	0215	4,832	1882547	\$630,000	4/18/02	\$130.00	TEAR-DOWN	MR	1	36	SW 2	Alki Ave.	1 of 2 adj properties being assembled for a planned 6-story multi-family bldg, * RC sale
045	020	386740	0210	4,525	1803012	\$660,000	2/22/01	\$145.00	TEAR-DOWN	MR	1	36	SW2	Alki Ave.	1 of 2 adj properties being assembled for a planned 6-story multi-family bldg, * RC sale
045	025	095200	2095	5,750	1872226	\$275,000	3/5/02	\$47.82	TEAR-DOWN	L-3/RC	1	2	SE 14	California Ave.	2 SFR's torn-down, 6 unit apt. bldg being built * RC Sale

Based on the Vacant Land sale Analysis, a Land Valuation Schedule was created as the standard for valuing properties in the area. Please note adjustments for size and shape were made to these prices in certain situations. The following pages display the Land Valuation Schedule.

Land Valuation Schedule

ZONE	ZONE DESCRIPTION	LOCATION	\$/SF. FT.	SIZE & OTHER ADJUSTMENTS
LDT	DUPLEX/TRIPLEX	SOUTH OF W. SEATTLE BRIDGE	\$14	< 5000 SF - \$11,
				> 1 ACRE - \$7
		ALKI - WATERFRONT		\$10,000/FRONT FOOT
		ALKI - OFF WATERFRONT	\$31	
		SOUTH - CALIFORNIA AVE.	\$22	
L-2	2-3 STORY LOWRISE - 1 DU/1200 SF	ADMIRAL/CALIFORNIA & NORTH	\$35	
		SOUTH CALIFORNIA/LINCOLN PARK	\$25 - \$30	
		DELRIDGE	\$15	
		SOUTH OF CALIFORNIA/ALASKA JUNCTION	\$25 - \$30	
		WESTWOOD & HOLDING ST.	\$10 - \$12	
		SOUTH - 35TH AVE.	\$16	
		ALKI - FRONTING ARTERIAL	\$50 - \$55	
		ALKI - OFF ARTERIAL & BEACH DRIVE	\$40	EXCELLENT SOUND VIEW - \$90
		EAST ROXBURY & HENDERSON PLACE	\$10	
L-2 RC	2-3 STORY LOWRISE & COMMERCIAL USE	CALIFORNIA AVENUE	\$35	
		DELRIDGE	\$10 - \$15	
L-3	3 STORY LOWRISE - 1 DU/800 SF	CALIFORNIA AVENUE	\$35 - \$38	LESS 25 - 50% FOR MULTI-ACRE SITES
		ALKI ON ARTERIAL	\$72 - \$82	
		ALKI OFF ARTERIAL	\$45 - \$55	
		NORTH - 35TH AVENUE	\$32	
		WESTWOOD/HENDERSON	\$10 - \$12	
L-3-RC	3 STORY LOWRISE & COMMERCIAL USE	BEACH DRIVE	\$45	
		CALIFORNIA AVENUE	\$38 - \$45	
		16TH AVENUE - NORTH OF ROXBURY	\$10 - \$12	
L-4	4 STORY LOWRISE - 1 DU/600 SF	CALIFORNIA AVENUE	\$35 - \$40	
MR	MID RISE - 60' -NO DENSITY LIMIT	ALKI - NORTH/WEST OF CALIFORNIA PLACE	\$95 - \$105	LESS 35% FOR TOPOGRAPHY
		ALKI - SOUTH OF CALIFORNIA PLACE	\$77	"
		ALKI -OFF ARTERIAL	\$52	LESS 25% FOR TOPOGRAPHY
		ALKI/HARBOR AVENUE - WET	\$1 - \$7	
		AVALON	\$35	
C-1-30	AUTO-ORIENTED RETAIL/SERVICE - 30' (MIXED USE STDS SAME AS NC-1)	DELRIDGE	\$13	LESS 50% FOR MULTI-ACRE SITES
C-1-40	AUTO-ORIENTED RETAIL/SERVICE - 40' (1 DU/1200 SF)			
		HARBOR AVENUE WATERFRONT		\$8,000/FRONT FOOT
		HARBOR AVE/NORTH OF SPOKANE ST.	\$18 - \$23	
		NORTH - DELRIDGE/AVALON WAY	\$23	
		SOUTH - DELRIDGE ON ARTERIAL	\$15	
		WESTWOOD & OFF ARTERIAL	\$12	LESS 25% - 50% FOR MULTI-ACRE SITES
C-1-65	AUTO-ORIENTED RETAIL/SERVICE - 65' (UNLIMITED RESIDENTIAL DENSITY)			
		FAUNTLEROY/ALASKA AREA - OFF ARTERIAL	\$30 - \$35	> 1 ACRE - \$30
		SE 14 & NE 23 - ON ARTERIAL	\$35 - \$40	
		ANDOVER ST. - LARGE MULTI-ACRE SITES	\$12	

ZONE	ZONE DESCRIPTION	LOCATION	\$/SF. FT.	SIZE & OTHER ADJUSTMENTS
NC-1-30	PEDESTRIAN-ORIENTED RETAIL - 30' (UNLIMITED RESIDENTIAL DENSITY)	ALKI - FRONTING ARTERIAL	\$66	
		ALKI - OFF ARTERIAL	\$55	
		CALIFORNIA AVENUE	\$38	
		LINCOLN PARK AREA	\$28 - \$35	
		35TH AVENUE (SE 35, SW 36)	\$15	
		WESTWOOD	\$12	
		HENDERSON PLACE (SW 31)	\$10	
NC-1-40	PEDESTRIAN-ORIENTED RETAIL - 40'	CALIFORNIA AVENUE	\$45	
		NORTH - DELRIDGE - SITES WITH TOPO.	\$11	LARGER, LEVEL SITE - \$18/SF
		WEST SEATTLE BRIDGE AREA	\$10	
NC-2-30	PEDESTRIAN-ORIENTED SHOPPING - 30' (UNLIMITED RESIDENTIAL DENSITY)			
		CALIFORNIA AVENUE	\$40 - \$45	> 1 ACRE -\$35
NC-2-40	PEDESTRIAN-ORIENTED SHOPPING - 40'	ADMIRAL/CALIFORNIA AREA - ON ARTERIAL	\$45 - \$50	> 1 ACRE -\$40
		ADMIRAL/CALIFORNIA AREA - OFF ARTERIAL	\$40 - \$45	
		CALIFORNIA/ ALASKA JUNCTION - ARTERIAL	\$45	
		CALIFORNIA/ ALASKA JUNCTION - OFF ARTERIAL	\$40	
		35TH AVENUE	\$16	
		DELRIDGE	\$12 - \$15	
		WEST SEATTLE BRIDGE AREA	\$13	
NC-2-65	PEDESTRIAN-ORIENTED SHOPPING - 65'	ALKI/HARBOR AVENUE	\$77	
		CALIFORNIA AVENUE AREA	\$50 - \$55	
		SE & SW 31 - MULTI-ACRE SITES WITH TOPO.	\$4 - \$8	
NC-3-30	PEDESTRIAN-SHOPPING DISTRICT - 30'	CALIFORNIA AVENUE AREA	\$40 - \$50	
NC-3-40	PEDESTRIAN-SHOPPING DISTRICT - 40'	ALASKA STREET	\$28	
		WESTWOOD	\$20	
NC-3-65	PEDESTRIAN-SHOPPING DISTRICT - 65'	JEFFERSON SQUARE AREA	\$40 - \$45	
		NE 23 - NORTH & SOUTH OF ALASKA ST	\$35 - \$40	> 1 ACRE - \$30
		AVALON & 35TH AVENUE	\$40	
		HARBOR AVENUE SOUTH PORTION	\$45	
NC-3-85	PEDESTRIAN-SHOPPING DISTRICT - 85'	CALIFORNIA AVENUE - JUNCTION AREA	\$50 - \$55	
		OFF CALIFORNIA AVENUE - SE 23	\$45	ASSOC. PKG LOTS - RESTRICTED \$6
IBU-85	INDUSTRIAL BUFFER - 85'	WEST SEATTLE BRIDGE AREA	\$9 - \$12	LESS 50% FOR TOPOGRAPHY
IG2- U-85	GENERAL INDUSTRIAL		\$9 - \$12	
ADJUSTMENTS FOR SIZE, SHAPE, AND TOPOGRAPHY WERE MADE WHEN REQUIRED (ADJUSTMENT RANGE: MINUS 10-75%)				

The total assessed land value of all commercial use parcels for the 2002 assessment year was \$492,393,300. The 2003 recommended total assessed land value of these land parcels is \$522,834,100, representing an overall increase from previous total assessed land value of approximately 6.18 %.

Improved Parcel Total Values:

Sales comparison approach model description

There were 34 improved sales in the subject area which were considered to be good, fair market transactions available for analysis. These sales were considered in the “modeling-analysis” and were included in the ratio study. These sales are dated from 1/11/2000 to 1/22/2003. Stratification of these sales and also the 1999 improved sales (see 1999 improved sales in the 2002 Report) shows the following market ranges:

- 1) Warehouse/Light Industrial: \$42 to \$54 per sq. ft.
- 2) Hair Salons: \$107 to \$253 per sq. ft.
- 3) Mixed-use Retail/Office/Residential: \$64 to \$169 per sq. ft.
- 4) Retail: \$60 to \$185 per sq. ft.
- 5) Office: \$110 to \$226 per sq. ft.
- 6) Medical Office: \$112 to \$187 per sq. ft.
- 7) Veterinary Clinic: \$ 97
- 8) Restaurant/Lounge/Taverns: \$83 to \$130 per sq. ft.
- 9) Garage/Service buildings: \$83 to \$137 per sq. ft.

The ranges of sale prices served to establish a general upper and lower market boundary for the various property types within the West Seattle area, and were useful, along with market rent surveys, to help set the income parameters and capitalization rates driving the income models within the various neighborhoods.

The Sales Comparison Approach was utilized as a guide in estimating total assessed values, but was not given greatest weight due to the limited number of “arm’s length” transactions for each property type in each neighborhood.

Cost approach model description

Cost estimates are automatically calculated via the Marshall & Swift cost modeling system. Depreciation was based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area. Marshall & Swift cost calculations are automatically calibrated to the data in place in the Real Property Application. Cost estimates were relied upon in almost every instance of exempt properties including schools, churches, fire stations and public utility buildings due to the extremely limited market for these property types. They were also used for fraternal organizations, funeral homes, day care centers in certain neighborhoods, and a bowling alley. Income data and sales were not available or very limited for these property types.

Cost calibration

The Marshall & Swift cost modeling system built in to the Real Property Application is calibrated to the region and the Seattle area.

Income capitalization approach model description

Income parameters were derived from the market place through the sales listed above as well as through market surveys of lease rates for different uses in the different West Seattle neighborhoods. The resulting income tables are included in this report. Similar uses were grouped together with income rates that were correlated to the effective age and building quality of the commercial property.

The following table outlines a summary of the income parameters used in the income tables, which were the basis for the income value estimate calculations.

<u>USE</u>	<u>TYPICAL RENT RANGE</u>	<u>OVERALL RANGE</u>	<u>RENT</u>
Retail/Mixed-use	\$8.75-\$15	\$6 -\$18	
Retail/Markets			
Restaurants	\$10.50-\$15	\$9.30 -\$18.80	
Bar/Tavern	\$8-\$11	\$7-\$12.25	
Office	\$8.50-\$16	\$5.5-\$20	
Auto Service/Repair	\$12.00	\$3.75-\$15.75	
Medical/Dental Office	\$13 -\$17.50	\$7.25 -\$18.25	
Garage	\$4-\$6	\$3.25 - \$6.75	
Storage/Storage			
Warehouse			
Barber Shop/Salon	\$12-\$17	\$10.50-\$21	
Massage			
Residential/Multi-family	\$10.5-\$13.50	\$7-\$16	
Cleaners	\$ 10 - \$12	\$6.75 - \$16.50	
<u>Vacancy</u>	<u>and</u>	5.00%	
<u>Collection Loss</u>			
<u>Operating Expenses</u>	10.00%		
(restaurants/lounges/taverns/residential/multi-family)	15.00%		
<u>Capitalization Rate</u>	9.00%		
(restaurant/lounge tavern)	10.00%		

Income approach calibration

The models were calibrated after setting base rents for each use within each neighborhood by using adjustments based on effective age, and quality of construction. Final income value adjustments were made to parcels which have land in excess of the typical lot size for the improved use (where the land to building ratio, (L:B) exceeds typical for use). The following chart indicates the L:B range for a use and indicates the L:B figure used to represent the “threshold” for that use in this area for this revalue. Properties having L:B ratios which exceed the “threshold” had an additional dollar amount added to the income value generated by the described tables to reflect the value contribution of the excess land.

<u>USE</u>	<u>L:B RANGE</u>	<u>L:B RATIO THRESHOLD</u>
Retail	1 - 3	4
Warehouse	1.5 - 4	6
Tavern	1 - 3.25	4
Single Family	2.5 - 3	4
Commercial Use		
Service Building	1 - 4	5
Restaurant/Lounge	.5 - 3	4
Fast Food	2 - 6.5	8
Office	1 - 3.5	4
Medical/Dental	1.5 - 3.5	4
Office		
Industrial	1 - 2.5	3.5
Grocery	1 - 3	4
Convenience	3 - 4.5	5
Store w/o gas		
Club	1 - 2.5	3.5
Residential-Mixed Use	.5 - 3	4

Reconciliation and or validation study of calibrated value models including ratio study of hold out samples.

All parcels were individually reviewed for correctness of the model application before final value selection. All of the factors used to establish value by the model were subject to adjustment. The Income Approach to value was considered to be the most reliable indicator of value in most instances

due to the information available through survey. This information was used to establish the economic parameters used in the estimation of market value through the income approach. When the value of the property by the income approach was less than the land value, a minimal \$1000 value was allocated to the improvements. For property uses where sales and income data are not available such as fraternal organizations, or tax exempt properties such as churches and public schools, the Cost Approach to value was utilized.

Model Validation

Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel in the physical inspection neighborhood is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

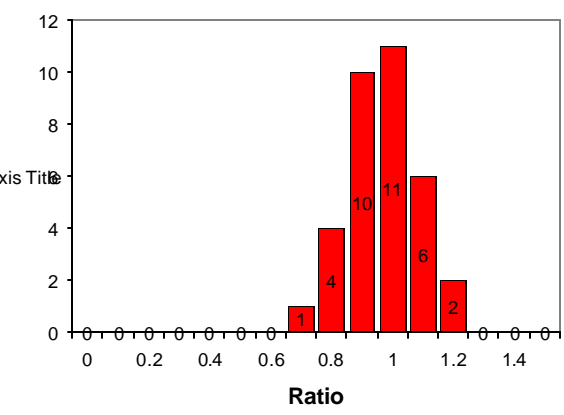
The standard statistical measures of valuation performance are presented both in the Executive Summary and in the 2002 and 2003 Ratio Analysis charts included in this report. The 2003 Ratio Study Analysis indicates that the standard statistical measure of valuation level at 0.955 (Weighted Mean) or 0.964 (Arithmetic Mean) is well within the IAAO appraisal guidelines, while those measures for uniformity, and equity are also within IAAO guidelines. The Coefficient of Dispersion (COD) is 8.16 %, and the Price-related Differential (PRD) is 1.01. The Coefficient of Variation (COV) is 10.53 %. While the IAAO does not include a standard for this measure, recommendations from experts in the field recommend a standard for this measure at the same levels as the COD, which is less than 15%.

Application of these recommended values for the 2003 assessment year (taxes payable in 2004) results in an average total change from the 2002 assessments of +4.66%. The total assessed value for the 2002 assessment year for non-specialty parcels in Area 45 was \$760,925,100. The total recommended assessed value for the 2003 assessment year is \$796,368,300.

The modest increase from the 2001 to the 2002 assessment for area 45 is due less from upward market changes than to changes in assessment levels of different property types to improve uniformity.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Present Improvement Ratio Calculation for Area 45

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:		
Central Crew	1/1/2002	1/21/2003	1/11/00 - 01/22/03		
Area	Appr ID:	Prop Type:	Trend used?: Y / N		
45	DMAR	Improvement	N		
SAMPLE STATISTICS					
Sample size (n)	34	<div>Ratio Frequency</div>  <p>A histogram showing the frequency of ratios. The x-axis is labeled 'Ratio' and ranges from 0 to 1.4. The y-axis is labeled 'Axis Title' and ranges from 0 to 12. The bars represent the frequency of ratios in specific bins: 0.7-0.8 has 1 bar, 0.8-0.9 has 4 bars, 0.9-1.0 has 10 bars, 1.0-1.1 has 11 bars, 1.1-1.2 has 6 bars, and 1.2-1.3 has 2 bars.</p>			
Mean Assessed Value	663,000				
Mean Sales Price	727,400				
Standard Deviation AV	1,012,243				
Standard Deviation SP	1,090,646				
ASSESSMENT LEVEL					
Arithmetic mean ratio	0.920	<div>These figures reflect the 1/01/02 assessed values as compared with the current market.</div>			
Median Ratio	0.933				
Weighted Mean Ratio	0.911				
UNIFORMITY					
Lowest ratio	0.6874				
Highest ratio:	1.1171				
Coeffient of Dispersion	10.24%				
Standard Deviation	0.1138				
Coefficient of Variation	12.37%				
Price-related Differential	1.01				
RELIABILITY					
95% Confidence: Median		<div>These figures reflect the 1/01/02 assessed values as compared with the current market.</div>			
Lower limit	0.835				
Upper limit	0.987				
95% Confidence: Mean					
Lower limit	0.882				
Upper limit	0.958				
SAMPLE SIZE EVALUATION					
N (population size)	595				
B (acceptable error - in decimal)	0.05				
S (estimated from this sample)	0.1138				
Recommended minimum:	20				
Actual sample size:	34				
Conclusion:	OK				
NORMALITY					
Binomial Test					
# ratios below mean:	16				
# ratios above mean:	18				
z:	0.171498585				
Conclusion:	Normal*				
*i.e., no evidence of non-normality					

Merge Improvement Ratio Calculation for 45

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:												
Central Crew	1/1/2003	2/12/2003	1/11/00 - 01/22/03												
Area	Appr ID:	Prop Type:	Trend used?: Y / N												
45	DMAR	Improvement	N												
SAMPLE STATISTICS															
Sample size (n)	34	<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.8</td><td>2</td></tr><tr><td>0.9</td><td>7</td></tr><tr><td>1.0</td><td>13</td></tr><tr><td>1.1</td><td>9</td></tr><tr><td>1.2</td><td>3</td></tr></tbody></table>		Ratio	Frequency	0.8	2	0.9	7	1.0	13	1.1	9	1.2	3
Ratio	Frequency														
0.8	2														
0.9	7														
1.0	13														
1.1	9														
1.2	3														
Mean Assessed Value	694,700														
Mean Sales Price	727,400														
Standard Deviation AV	1,053,928														
Standard Deviation SP	1,090,646														
ASSESSMENT LEVEL															
Arithmetic mean ratio	0.964	<div>These figures reflect the recommended 1/01/03 assessed values as compared with current market. This study shows an improvement in assessment level and uniformity.</div>													
Median Ratio	0.968														
Weighted Mean Ratio	0.955														
UNIFORMITY															
Lowest ratio	0.7441														
Highest ratio:	1.1657														
Coefficient of Dispersion	8.16%														
Standard Deviation	0.1015														
Coefficient of Variation	10.53%														
Price-related Differential	1.01														
RELIABILITY															
95% Confidence: Median															
Lower limit	0.908														
Upper limit	1.018														
95% Confidence: Mean															
Lower limit	0.930														
Upper limit	0.998														
SAMPLE SIZE EVALUATION															
N (population size)	595														
B (acceptable error - in decimal)	0.05														
S (estimated from this sample)	0.1015														
Recommended minimum:	16														
Actual sample size:	34														
Conclusion:	OK														
NORMALITY															
Binomial Test															
# ratios below mean:	16														
# ratios above mean:	18														
z:	0.171498585														
Conclusion:	Normal*														
*i.e., no evidence of non-normality															

IMPROVEMENT FROZEN SALES CALC FOR 045 WITH SALES USED.XLS

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
045	005	177310	0695	3,588	1751937	\$215,318	05/04/00	\$60.01	FOOD FAIR GROCERIES	L-2RC	1	2	
045	005	177310	0695	3,588	1896761	\$230,000	06/21/02	\$64.10	FOOD FAIR GROCERIES	L-2RC	1	2	
045	005	177310	0745	3,691	1846529	\$417,000	10/02/01	\$112.98	TRIPLEX	L-2RC	1	2	
045	005	177310	0750	3,691	1883901	\$449,900	05/01/02	\$121.89	TRIPLEX & COM. UNIT	L-2RC	1	2	
045	005	177310	0750	3,691	1842581	\$422,000	09/14/01	\$114.33	TRIPLEX & COMMERCIAL UNIT	L-2RC	1	2	
045	010	608710	1025	9,120	1886050	\$825,000	05/16/02	\$90.46	6TH CHURCH OF CHRIST SCIENTIST	L3	1	2	
045	010	801010	0280	3,306	1779618	\$535,000	09/25/00	\$161.83	ALLSTATE INS & RESIDENCE	NC2 40	1	2	
045	015	211270	0145	1,000	1826692	\$185,000	06/28/01	\$185.00	CONVENIENCE STORE	NC1-30	1	2	
045	015	249120	0900	1,098	1868801	\$175,000	02/04/02	\$159.38	BARBER SHOP & RES	NC240	1	2	
045	015	249120	0940	3,580	1834395	\$323,000	07/31/01	\$90.22	SOUTHWEST YOUTH SERVICE BUREAU	NC240	1	2	
045	015	249120	1265	2,369	1840935	\$250,000	08/29/01	\$105.53	WEST SEATTLE REFINISHING	NC240	1	2	
045	015	436570	0340	840	1817883	\$190,000	05/02/01	\$226.19	INSURANCE OFFICE	C140'	1	2	
045	015	789980	0075	6,300	1876495	\$250,000	03/28/02	\$39.68	WESTWOOD WESLEYAN CHURCH	SF5.0	1	2	
045	015	789980	0670	4,912	1745112	\$210,000	03/15/00	\$42.75	WAREHOUSE	C140'	1	2	
045	015	935290	0065	2,188	1865514	\$300,000	01/24/02	\$137.11	TOMMY'S AUTO REPAIR/NAT AUTO BDY	NC240'	2	2	
045	015	935290	0255	2,233	1769719	\$228,000	08/07/00	\$102.10	CAR CARE	NC240	1	2	
045	015	935290	1170	8,970	1797118	\$750,000	01/09/01	\$83.61	GLASS-UPHOLSTERY & TAVERN	NC240'	1	2	
045	025	095200	2270	5,592	1932884	\$549,500	12/16/02	\$98.27	HAIR STUDIO & SEATTLE GLASS	NC1 40	1	2	
045	025	149530	0100	2,800	1914213	\$352,600	10/04/02	\$125.93	JUNCTION FEED & SEED	NC3 85	1	2	
045	025	149530	0210	6,800	1781425	\$1,078,000	10/13/00	\$158.53	JACOBSEN BLDG	NC2 65	1	2	
045	025	149530	0310	10,540	1731780	\$1,250,000	01/11/00	\$118.60	NTD PUBLISHING/CPA OFC	NC2 40	1	2	
045	025	757920	0005	11,718	1746505	\$1,400,000	04/11/00	\$119.47	US BANK & RETAIL	NC3 85	1	2	
045	025	757920	0205	16,115	1775464	\$2,100,000	09/05/00	\$130.31	ROCKSPORT BAR&GRILL/ALL AROUND T	NC3 85	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
045	025	757920	1065	6,127	1935644	\$775,000	01/22/03	\$126.49	H & R BLOCK & APT	NC2 65	1	2	
045	030	691120	0245	1,920	1813549	\$335,000	04/06/01	\$174.48	OFFICE	GBIBU/8	1	2	
045	030	927620	0720	2,751	1738997	\$295,000	02/24/00	\$107.23	BELLI CAPELLI SALON	SF5.0	1	2	
045	035	082600	0205	9,815	1912760	\$840,000	09/24/02	\$85.58	FAUNTLEROY SQUARE LINE RETAIL	NC330'	1	2	
045	035	149330	0030	2,136	1898611	\$290,000	07/16/02	\$135.77	CASTILLOS SALON & SFR	L3/RC	1	2	
045	035	570850	0500	1,078	1752299	\$160,000	05/05/00	\$148.42	POODLE GROOMING	NC1/30	1	2	
045	035	762570	1280	780	1738955	\$198,000	02/28/00	\$253.85	HAIR LOFT	NC2 30	1	2	
045	035	762570	2240	4,039	1786982	\$420,000	11/10/00	\$103.99	CHINA KING RESTAURANT	L3RC	1	2	
045	035	762570	4440	10,734	1899091	\$2,225,000	07/18/02	\$207.29	STARBUCKS/REST/OFFICE	NC3/30	1	2	
045	040	244460	0005	44,474	1756808	\$6,175,000	06/01/00	\$138.85	DEPT OF SOCIAL AND HEALTH SVCS	C165'	1	2	
045	040	929730	0650	1,969	1801435	\$333,000	02/15/01	\$169.12	SINGLE FAMILY RESIDENCE/RETAIL	C-140	1	2	